STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

RISLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. J & B INVESTMENT COMPANY, a South Carolina General Partnership

theremalter referred to as Mortgagor) is well and truly indeked unto Southern Bank and Trust Company

(hereinafter referred to as Mortgagoe) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Pollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the waling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the southern side of Blossom Drive in Greenville County, South Carolina being known and designated as lot no. 144 on a plat of KENNEDY PARK made by Piedmont Engineers and Architects dated September 23, 1964, revised July 19, 1965, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book JJJ at Pages 44 and 45 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Blossom Drive at the joint front corner of lots 144 and 145 and running thence with the southern side of Blossom Drive, S. 87-18 E. 75 feet to an iron pin at the joint front corner of lots 144 and 143; thence with the line of lot 143, S. 2-42 W. 133 feet to an iron pin; thence N. 87-18 W. 75 feet to an iron pin at the rear corner of lot 145; thence N. 2-42 E. 133 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagor by deed of Frank P. McGowan, Jr. as Master for Greenville County, South Carolina recorded December 5, 1980 in Peed Book 1138 at Page 524.

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Objectives with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TOHANE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever-

The Mortgagor covenants that it is lawfully seized of the premises bereinsbove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the safe rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing

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